

ARLINGTON TOWNSHIP PLANNING COMMISSION

QUARTERLY MEETING

SEPTEMBER 5, 2018

Commissioners present: Chairman James Funke, Joe Wooding, Jeff Melvin, Martha Bregger, Mike Koshar

Other attendees: Brian Knotek, Ken Dettloff, John O'Connell, Annie Davidson-Funke, Susan Wilson, Georgette Peterson, Steve Denenberg, Chris Passmore, Maynard Kaufman, Brad Cole, Doug Bowman, Michael Gray, Nick Tanev

Meeting was called to order by Chairman James Funke at 7:00 p.m.

Pledge of Allegiance was recited

Jeff Melvin read the minutes from the June 6, 2018 quarterly meeting: Martha Bregger moved to accept minutes as read. Mike Koshar supported the motion. Passed unanimously.

Chairman Funk explained the ground rules for the public hearing.

Chairman Funke asked for a motion to open the public hearing on the proposed rezoning request on property owned by Chris Passmore. Motion by Joe Wooding to open the public hearing. Mike Koshar supported. Passed unanimously.

Chris Passmore stated that the thirty-four acre parcel had been zoned for agriculture for the previous three owners and that he was unsure as to why it was now zoned as light industrial.

There were no questions from commissioners and no public comment.

Ken Dettloff spoke to the memo that he presented to the commissioners. He will present recommendations on all application so that it can be a part of the public record as an opinion from a certified planner. Ken reminded the board that any change to the map must be consistent with the land use plan. The current land use plan states that this area can be agricultural.

Chairman Funke stated that the land use plan shows agricultural use is appropriate for this parcel. Joe Wooding made the motion and Mike Koshar supported that the planning commission recommend to the township board that the thirty-four acre parcel in the application from Chris Passmore be rezoned from light industrial to agricultural. All in favor, passed unanimously.

Old Business

Chairman Funke spoke to the short-term rental/bed and breakfast, Air BnB concerns at Scott Shores subdivision. As discussed previously, a proposed amendment would only allow a bed & breakfast or Air BnB to operate in an agricultural zone. Neither entity would be allowed in an R-1 residential zone.

Chairman Funke also addressed the trucking business concerns from previous meetings.

It was decided that both issues will be on the agenda for special planning commission meeting that will be held on Wednesday, October 10 at 7:00 p.m. This will allow all public notices to be posted. The 1994 and 2003 zoning actions on the property at the corner of CR 215/M-43 will also be discussed at this meeting.

There was also discussion regarding paint ball, solar farms, wine tasting and auto repair businesses that might arise later and require a special use permit depending on the application.

New business

Site plans have been submitted for three MMA proposed properties that will be consider on Monday, September 17. Annie Davidson-Funke suggested a work session to review the plans and gave some insight on the CR215/M-43 property zoning history.

Public comment:

Michael Gray asked about being placed on the October 10 agenda as he recently closed on some property and would like his forthcoming MMA application to be considered.

The next planning commission special meeting is scheduled for Monday, September 17, 2018 at 7:00 p.m. There will also be a special meeting on Wednesday, October 10, 2018 at 7:00 p.m. The regular quarterly meeting is on Wednesday, December 5, 2018 at 7:00 p.m.

A motion to adjourn was made by Mike Koshar and Chairman Funke adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Jeff Melvin